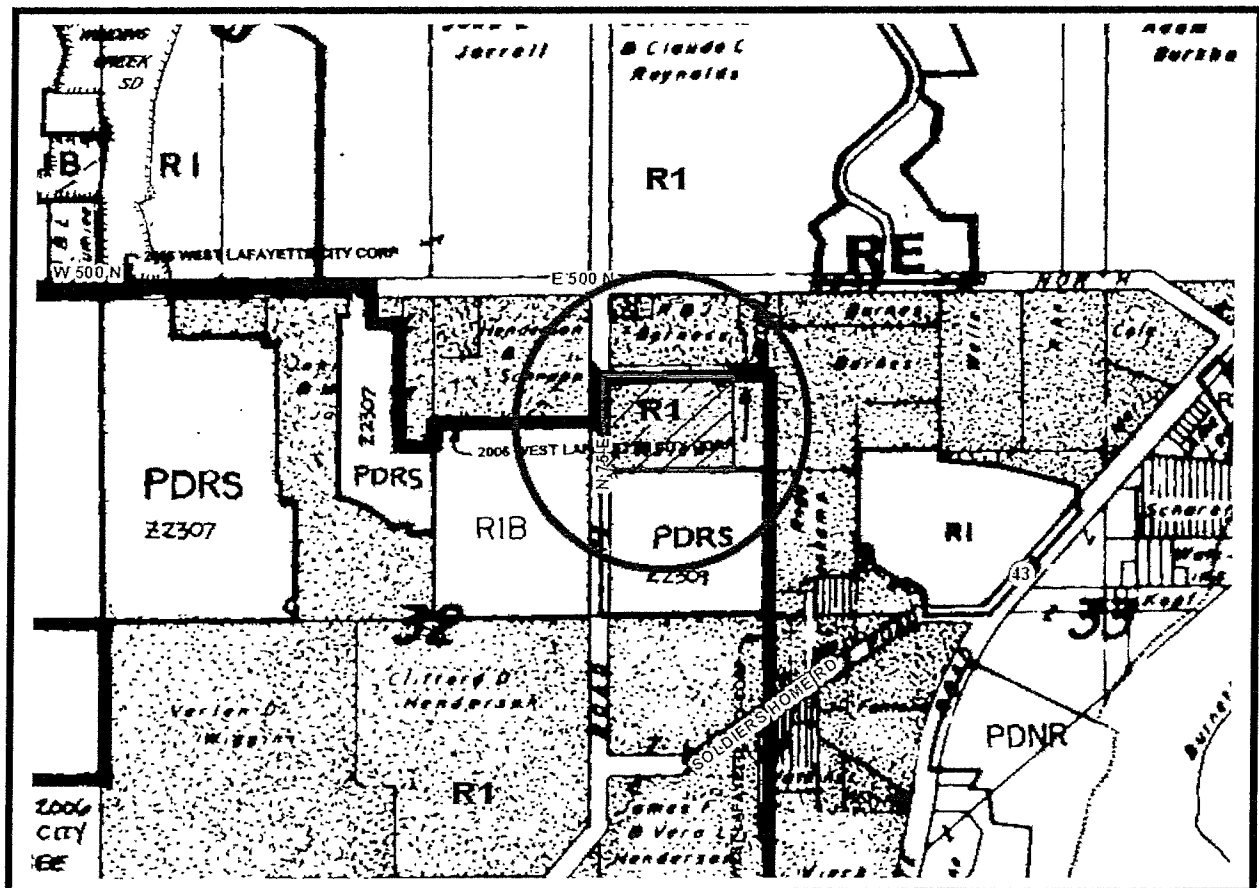

Z-2509
SADDLEBROOK DEVELOPMENT, LLC
(R1 to R1B)

STAFF REPORT
October 11, 2012



Staff Report
October 11, 2012

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting the rezoning of 17.40 acres from R1 to R1B. This acreage is also known as Lot 1 of Payton Place Minor Subdivision platted in April 2009. According to the City Engineer's Office, a development with approximately 57 lots is planned. The site is located just south of CR 500 N on the east side of CR 75 E at the extreme northern corporation limit of West Lafayette, Tippecanoe 32(NE) 24-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is zoned R1 and has been since the earliest zoning maps. R1B zoning is located to the west; that 47-acre tract was rezoned from R1 to R1B in 2000 (Z-1939). To the south, PDRS zoning can be found (Villas at Stonebridge, Z-2309). R1 zoning is located to the north, east and northwest.

AREA LAND USE PATTERNS:

The site in question is currently in row crop production. The Villas at Stonebridge, a planned development condominium project of 4-plexes, is adjacent to the south. Southwest across CR 75 is a single-family subdivision known as Prophet's Ridge. To the north and northwest land is farmed. The West Lafayette corporation boundary is just north of the subject land.

TRAFFIC AND TRANSPORTATION:

CR 75 East is classified as a rural local road and traffic counts taken in 2007 indicate that just over 1,000 vehicles travel this road daily.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities are available in the road right-of-way. No bufferyard would be required if this land is rezoned.

STAFF COMMENTS:

About 1,100 acres of land was annexed in 2006 by West Lafayette and has steadily been developing residentially ever since. Lauren Lakes, Prophet's Ridge and The Villas at Stonebridge have all developed in the past 10 years or so and bring over 400 home sites to the community. The existing R1 zoning and the availability of sewer and water essentially guarantees a residential future for this property.

On first glance, this rezone request may appear similar to another recent request in the area that staff opposed (Scheumann Properties, R1 to R2, Z-2501) but there are differences. First of all, that request was in the County and this request is within the city limits. Secondly, this site is adjacent to similar single-family zoning whereas the R2 request would have been an anomaly. Finally, the land in this request will likely be owner-occupied single-family homes and not duplex rentals as proposed in the R2 rezone.

With the adjacent 4-plexes to the south and the R1B zoned subdivision to the west, staff can support this 17 acre request for slightly denser single-family zoning.

STAFF RECOMMENDATION:

Approval